

An aerial photograph of the Chicopee West End area. The image shows a mix of residential and commercial buildings, parking lots, and streets. A major highway, Interstate 391, runs vertically through the center-left of the image. To the left of the highway is a large, undeveloped area with bare trees and a body of water. To the right of the highway is a dense urban area with various buildings and streets. The text "BROWNFIELDS AREA-WIDE PLANNING PROJECT: CHICOPEE WEST END" is overlaid in large, bold, black letters across the middle of the image. Below the title, on the left, is the project team information, and on the right is the date "September 20, 2011".

BROWNFIELDS AREA-WIDE PLANNING PROJECT: CHICOPEE WEST END

Project Team:
The Cecil Group, Inc.
FXM Associates
Tighe & Bond
John Williamson
Language Link Consortium

September 20, 2011



Agenda

- Introductions
- Project Goals
- Existing Conditions and Trends
- Target Sites
- Issues and Opportunities
- Ideas for Change
- Report from Work Groups



Project Team

- The Cecil Group, Inc.
 - Planning, Urban Design, Architecture, Landscape Architecture, Land Planning
- FXM Associates
 - Market Assessment, Economic Feasibility
- Tighe & Bond
 - Engineering, Environmental
- John Williamson
 - Local Commercial Real Estate
- Language Link Consortium
 - Translations



Project Overview

- Public Process
- Assessments
 - Market
 - Infrastructure
 - Environmental
- Economic Feasibility
- Plan
 - Projects
 - Phasing
 - Metrics

Project Goals

- Phasing of Linked Steps
- Realistic, Market-Based Options and Projects
- Infrastructure Capacities and Improvement Options
- Supporting Brownfield Funds and Remediation Programs
- Criteria and Measurements for Success

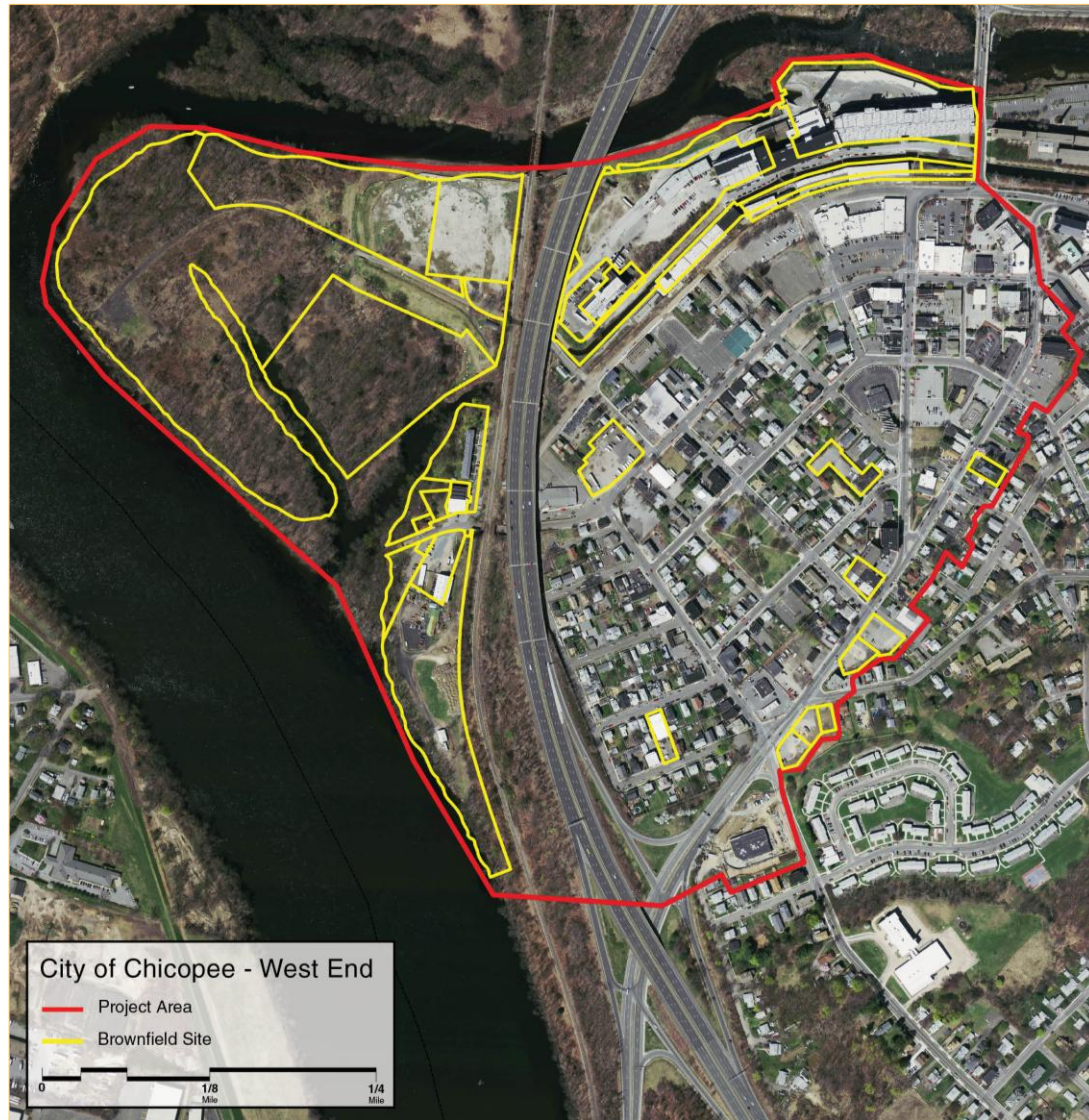




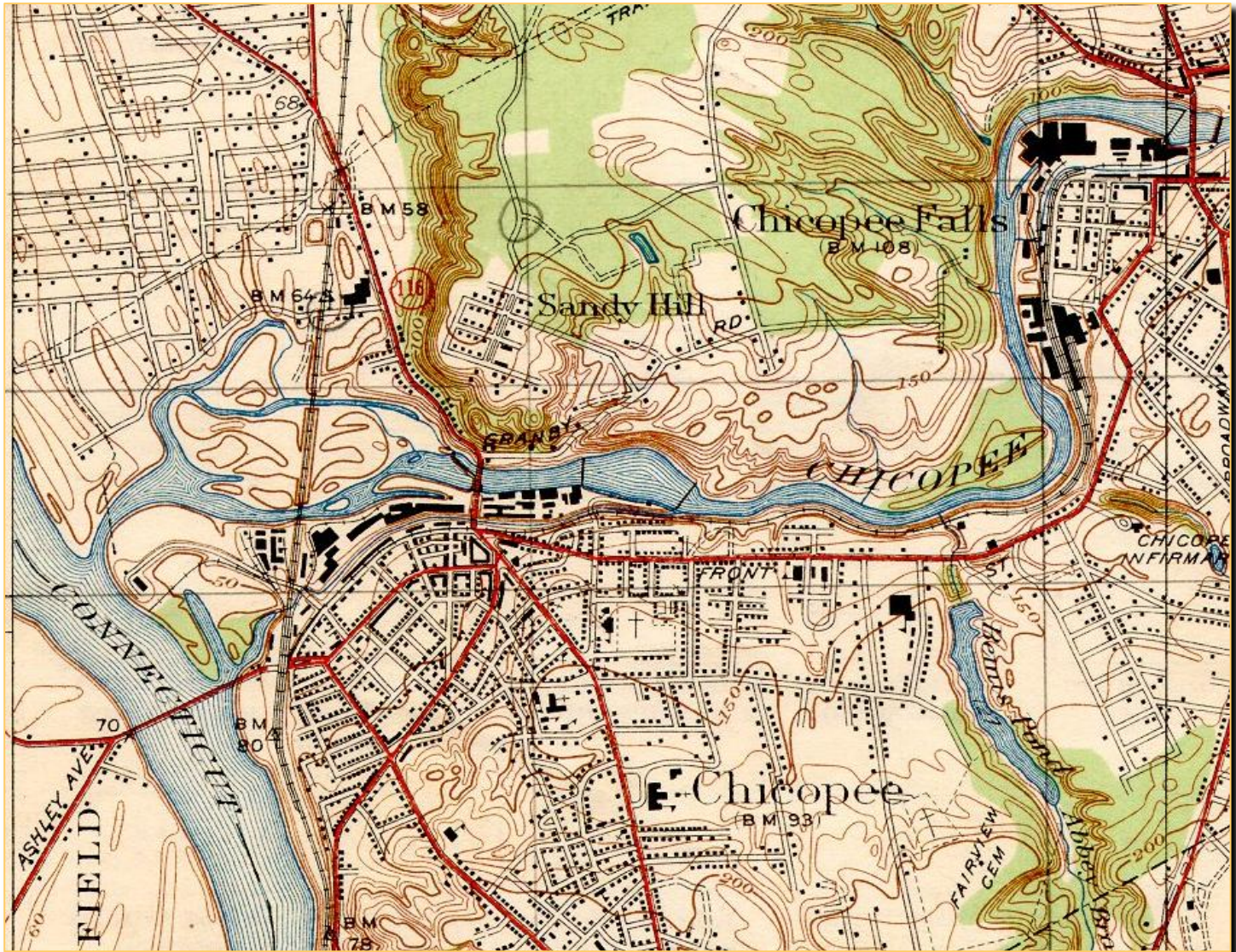
Brownfields

- Commercial or industrial property
- Tax-distressed (tax lien, tax-title, or foreclosed)
- Vacant, blighted or underutilized
- With real or perceived environmental contamination

Study Area



Context



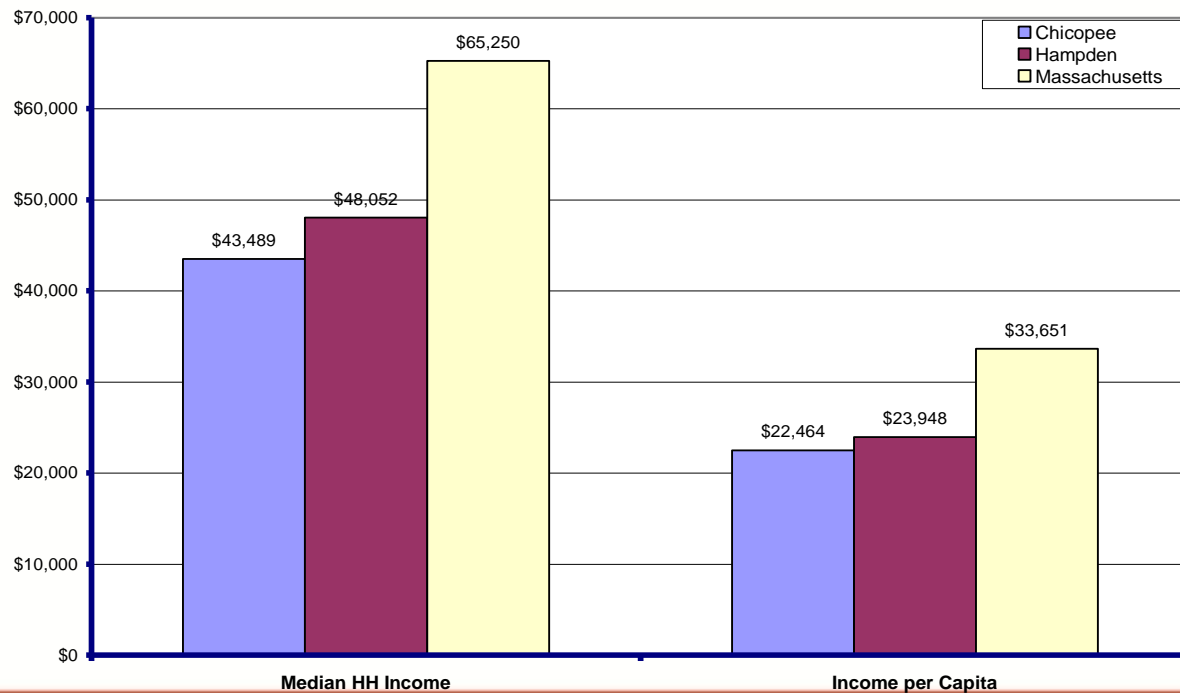


Existing Conditions and Trends

- Demographics
- Land Use
- Parks and Open Space
- Building Inventory
- Historic Areas
- Transportation Systems
- Parking
- Natural Resources
- Zoning
- Infrastructure

Demographics

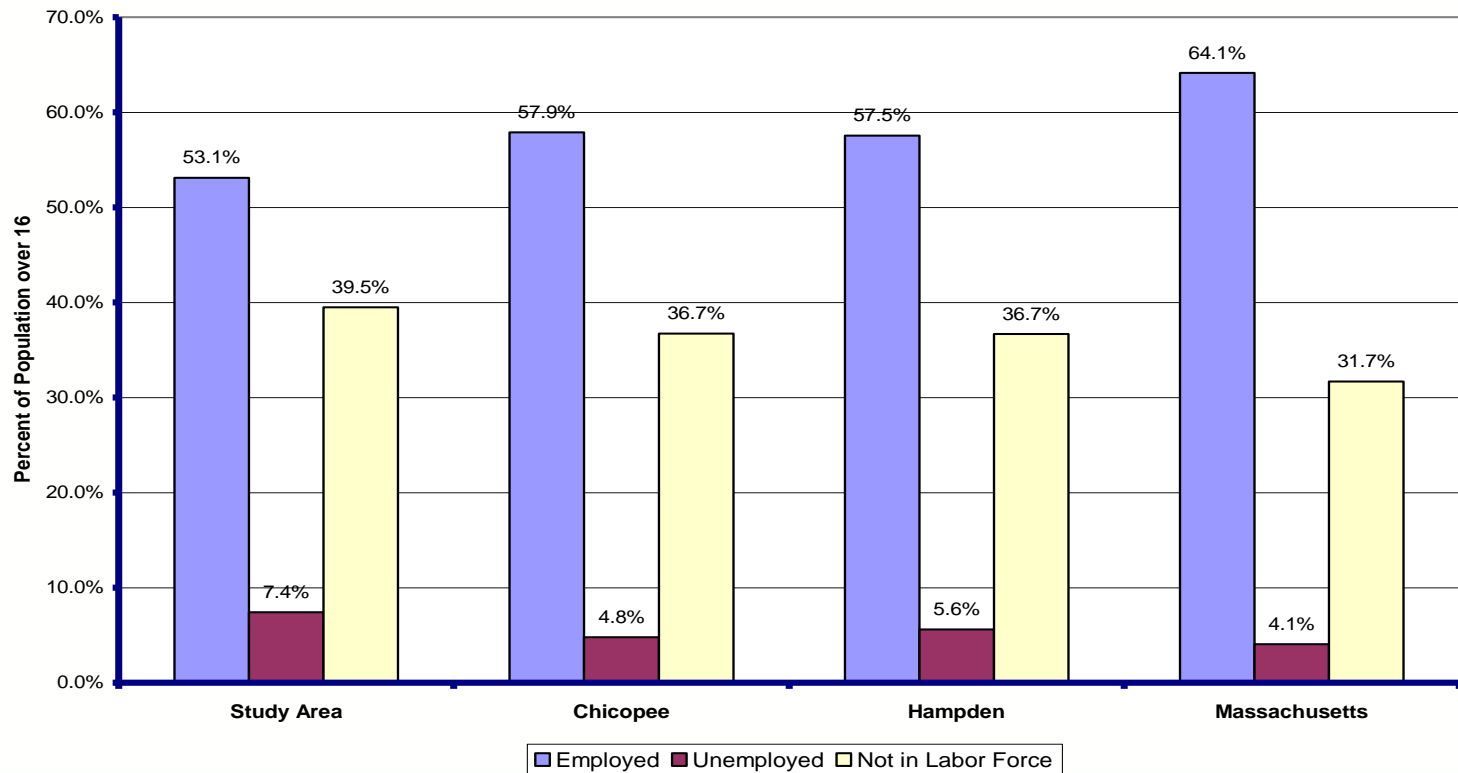
- Population Expected to Decline
- Smaller Households and Majority Renters
- Low Incomes and High Poverty



Source: Claritas Site Reports, 2010, and FXM Associates.

Employment

- Many Blue Collar Workers in Study Area (43%)
- Low Levels of Employment (2010)



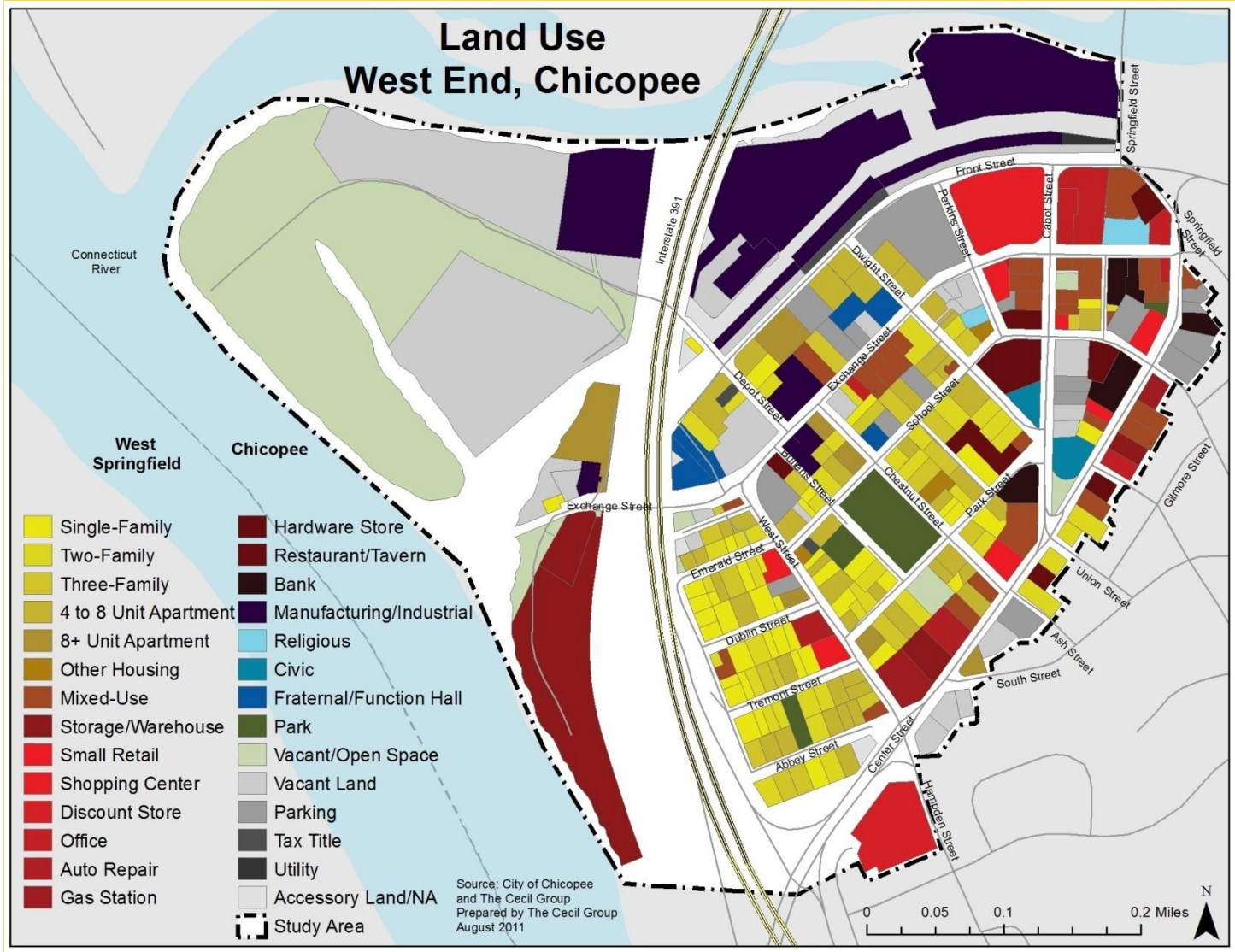
Source: Claritas Site Reports, 2010, and FXM Associates.



Businesses

- **Approx. 153 Businesses in Study Area**
 - >1,100 employees
 - Represents 5% of total jobs and <1% of business sales in Chicopee
- **Approx. 12 Manufacturing Businesses**
 - Comprise 12% of all manufacturing establishments in city
 - Account for 17% of all manufacturing sales in city
- **Lack of Retail Businesses**

Land Use





Land Use

- Roughly 310 Parcels

| Land Use | Estimated Acres | Percent |
|--------------|-----------------|-------------|
| Residential | 22.4 | 19% |
| Commercial | 19.3 | 16% |
| Industrial | 16.5 | 14% |
| Mixed Use | 5.1 | 4% |
| Tax Exempt | 28.9 | 24% |
| Vacant | 20.7 | 17% |
| Parking | 5.6 | 5% |
| Total | 118.5 | 100% |

Parks and Open Space

- 3 Key Resources
- Lucy Wisniowski Park
- Former Hampden Steam Plant Property
- Bullens Park



An aerial photograph of a residential neighborhood. A red line is drawn vertically across the image, and a red square is located in the bottom left corner. The image shows houses, streets, and some greenery.



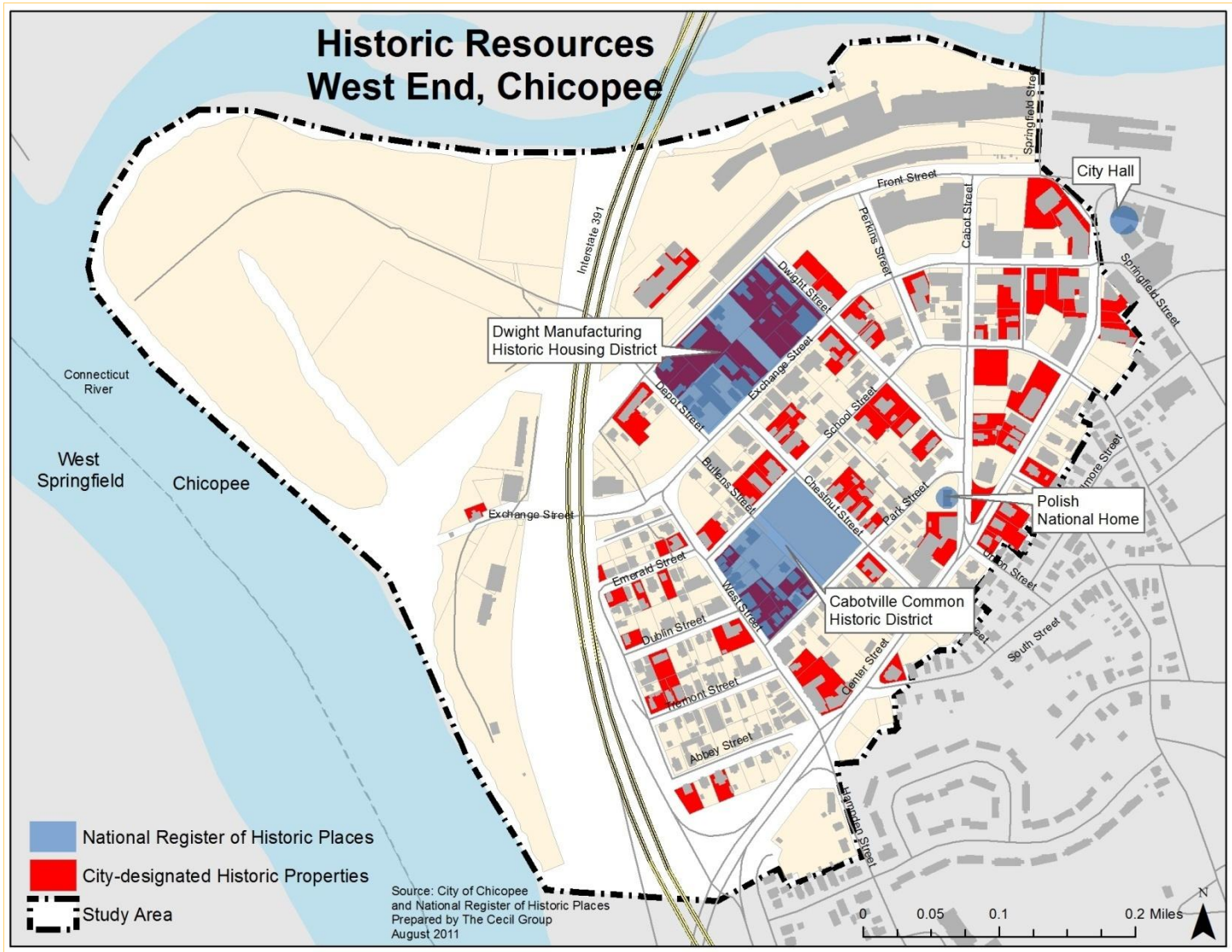
WEST SIDE NEIGHBORHOOD BROWNFIELDS PLAN
The Cecil Group Inc. • FXM Associates • Tighe & Bond



Building Inventory

- Old Buildings: Built 1855 - 1959
- Varying Sizes
 - Freemason's Lodge: 3,589 SF
 - Cabotville Mill Complex: Approx. 753,000 SF
- Range of Building Types
 - Manufacturing/Warehouse
 - Restaurant
 - Retail
 - Apartment
 - Religious

Historic Areas





Historic Areas

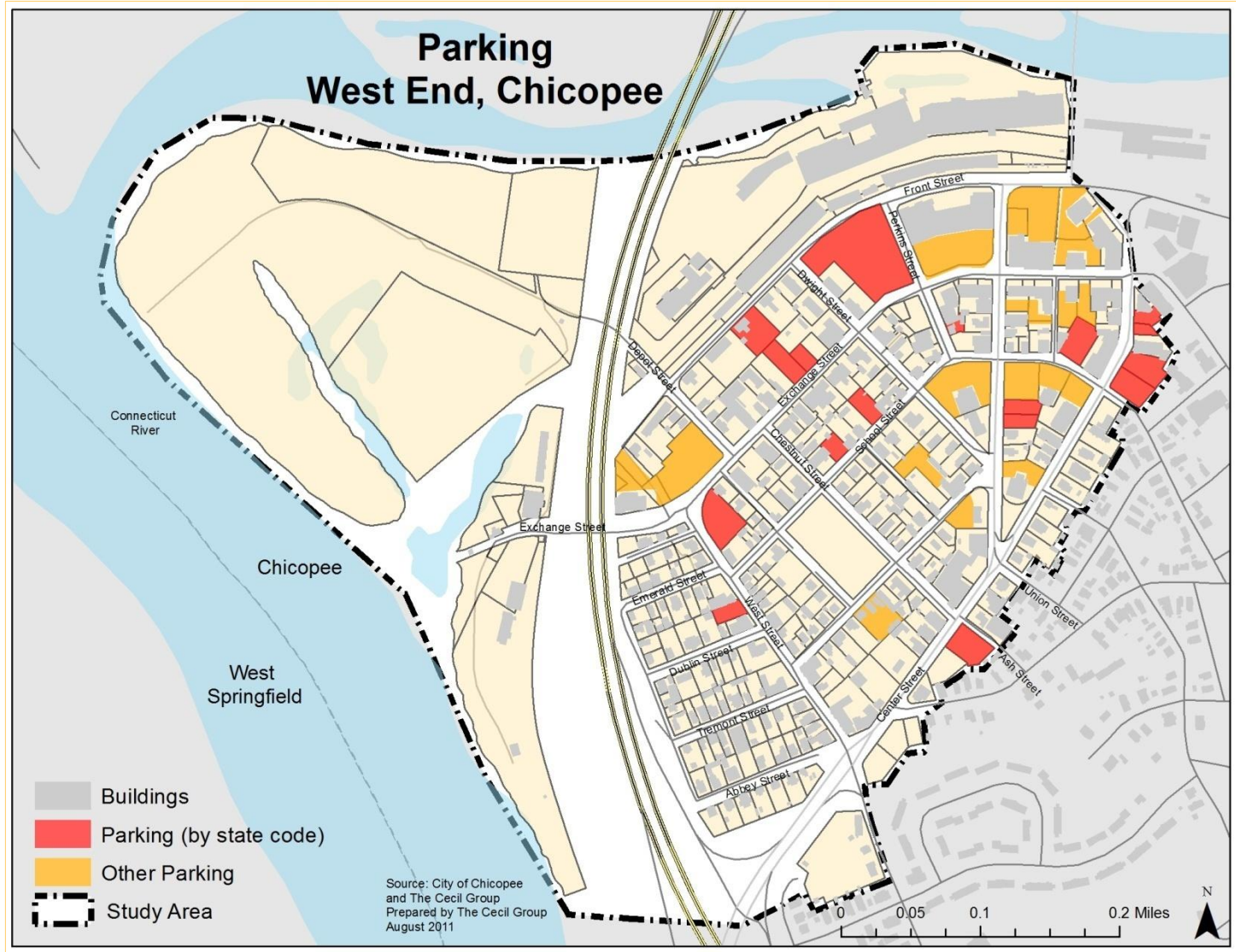
- Two Historic Districts on National Register
 - Dwight Manufacturing Company Housing District
 - Cabotville Common Historic District
- One Building on National Register
 - Polish National Home
- Approx. 90 City-designated Historic Properties
 - Listed on Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets



Transportation Systems

- Roads
 - I-391
 - Center Street / Route 116
 - Other local collectors
- System Handles Current Traffic Load
- Bus Service Provided By Pioneer Valley Transit Authority
- No Commuter Rail Service in Chicopee
- Study Area Close to Two Rail Stations

Parking

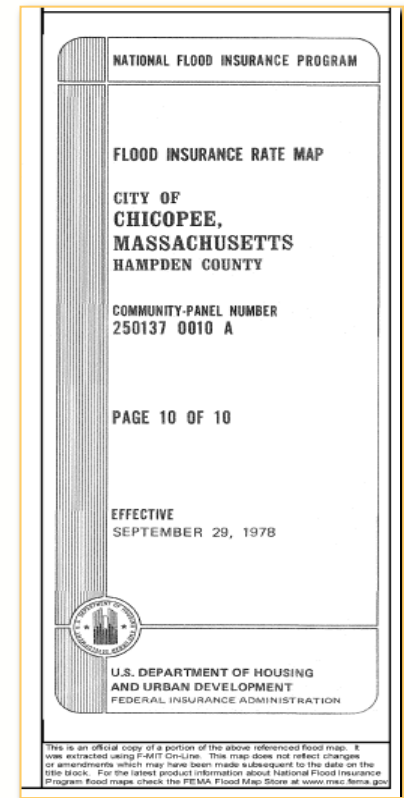
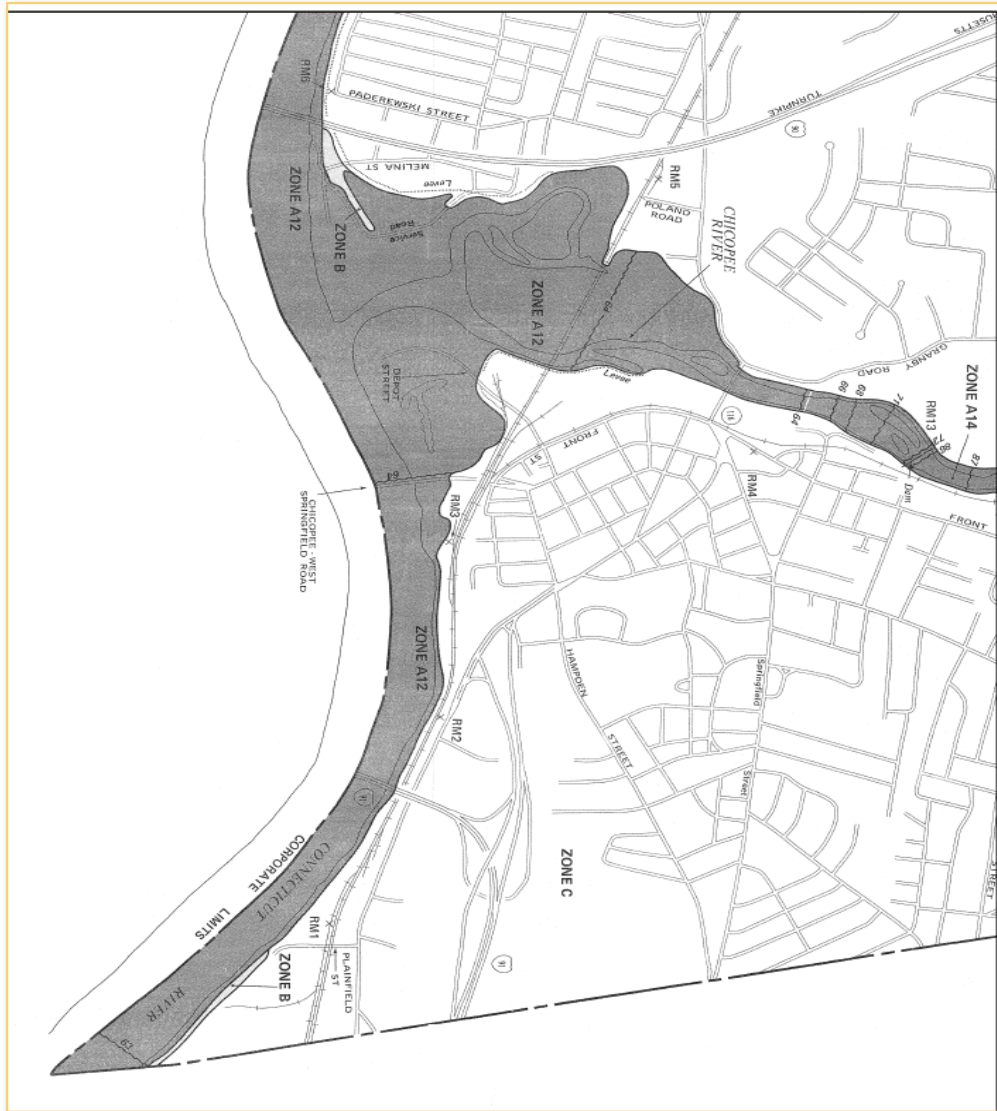




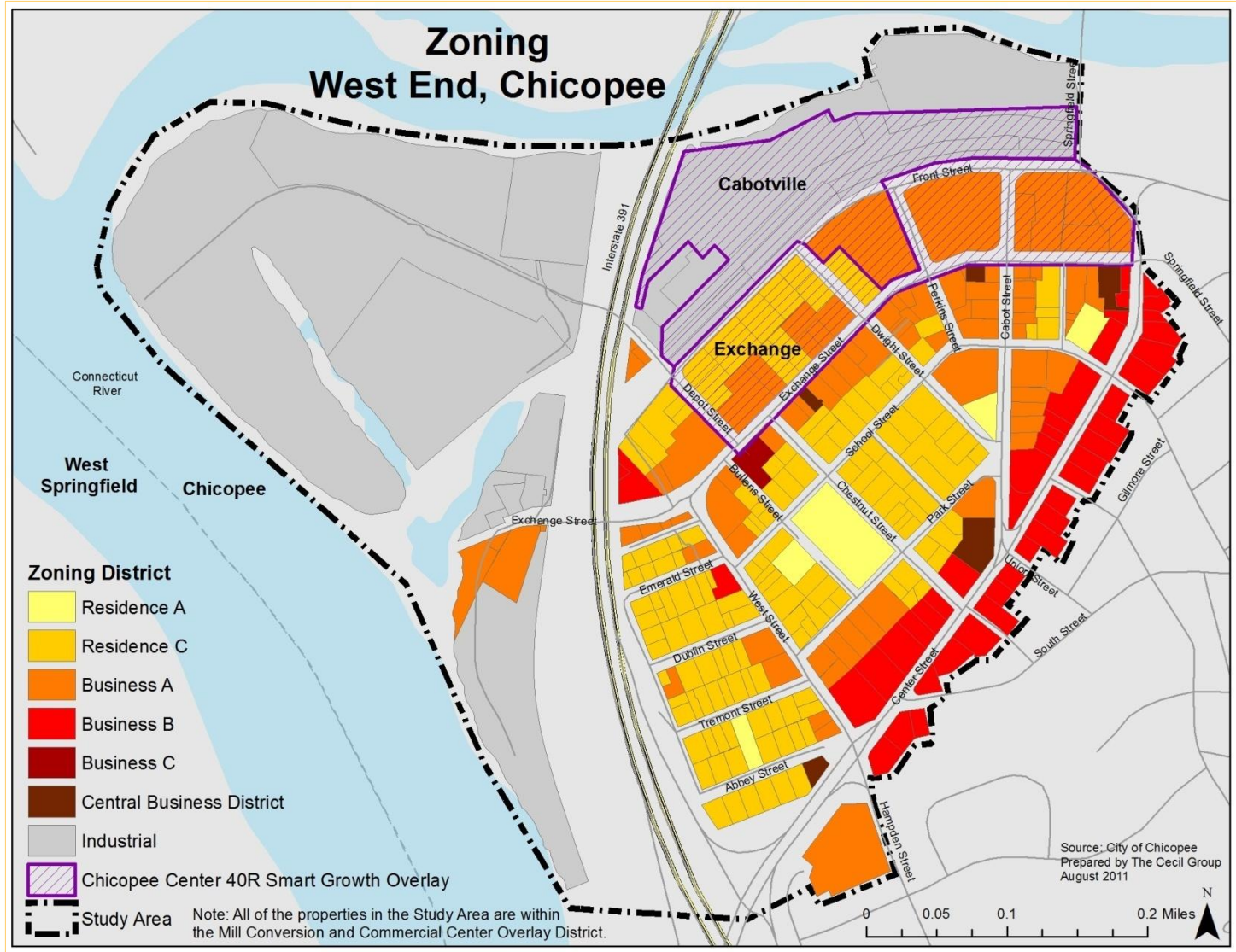
Natural Resources

- Rivers and Watersheds: Chicopee and Connecticut rivers
- Wetlands
 - City Property (Former Hampden Steam Plant)
 - Deep Marsh and Wooded Swamps
- Soils
 - Generally deep and well-drained
- Floodplains

Natural Resources



Zoning





Zoning

- Seven Zoning Districts in Study Area
 - Residence A and C
 - Residence C
 - Business A, B and C
 - Central Business District
 - Industrial
- Two Overlay Districts
 - Mill Conversion and Commercial Center Overlay District
 - Chicopee Center 40R Smart Growth Overlay District



Infrastructure

- **Combined Sewer System: Sanitary Wastewater and Stormwater Runoff**
 - Extra capacity can support additional connections
 - System to be separated to minimize overflow
 - Separated connection required for future development
- **Cabotville Area**
 - May need new or upgraded pump station to support redevelopment
- **Former Delta Park Area**
 - Additional infrastructure needed to support redevelopment
- **Chicopee River Stormwater Project**
 - Mitigation funds for a Supplemental Environmental Project



Infrastructure

- Existing Water Infrastructure in Chicopee Center
 - Generally in fair condition
 - Upgrades to system likely needed to support future redevelopment in Chicopee area (fire flow requirements)
- Cabotville Area
 - May need upgraded water lines for future industrial or commercial use (reliable water supply)
- Former Delta Park
 - Additional infrastructure needed to support redevelopment (fire flow and reliability needs)

An aerial photograph of a residential neighborhood. A red line runs vertically through the center of the image. A red square is located in the bottom left corner. The image shows houses, streets, and some greenery.



Cabotville Mill Complex

- Building Reuse Evaluated
- Limited Environmental Concerns

Questions:

- Access
- Short-Range Reuse
- Market Limitations



Center Street Parking Lot

- Vacant Lot
- For Sale with the Former VOC Building
- Potential Environmental Issues
 - Parking lot use



Chicopee Water Department

- Site plus Building
- Environmental issues
 - Vehicle Storage
- Residential Reuse?



City Property (Former Hampden Steam Plant)

- Limited Access
- Environmental issues
 - Metals and asbestos in soil
- Limited Reuse Options
 - Open Space and Recreation
 - Agricultural?
- Longer Range Reuse



Collegian Court

- Building and Lot
- For Sale for \$349,000
- Potential Access on Two Streets
- Potential Environmental issues
 - Kitchen-related contamination



Former Delta Park

- Low Railroad Overpass
 - Limited Access
 - No Large Truck Access
- Environmental issues
 - Petroleum
 - Metals and asbestos in soil
- Limited Reuse Options
 - Open Space and Recreation
 - Agricultural?
- Longer Range Reuse



Former Freemason's Lodge

- Iconic Building
 - Deteriorating structure
 - Nice neighborhood
- Limited environmental issues
- Commercial Reuse?



Former Lyman Company

- Infrastructure
 - Industrial access
 - Canal link
- Reuse Options
 - Industrial
 - Extension of Cabotville



Former Mathis Oldsmobile

- Open Land
 - Large Frontage
 - Vehicle Storage
- Existing Streetscape
- High Visibility
- Reuse Options
 - Commercial



Former Mobile Service Station

- Gateway
 - Limited Access
 - No Large Truck Access
- Environmental issues
 - Adjacent residential
- Reuse Options
 - Public Transit
 - Commercial



Former Racing Oil

- Open land
- Frontage
 - Arterial street
 - Street presence
- Reuse Options
 - Residential
 - Commercial
 - Mixed use



Former VOC Building

- Vacant Building
- For Sale for \$375,000 with Center Street parking lot
- Environmental Issues Unknown



Riverfront Property

- Industrial Property
- River Access
- Limited Vehicle Access
 - Under railroad tracks
- Potential Environmental Issues
 - Equipment storage
 - Industrial uses
- Reuse Options
 - Residential?
 - Office?





Issues and Opportunities

■ Reuse Planning

- Environmental: resources and cleanup
- Site parking organized for workers and deliveries not customers and residents
- Historic value vs building value
- Strength of regional markets
- Mix of uses needed to generate steady income streams
- Design modifications for non-industrial uses



Issues and Opportunities

■ Reuse Approach

- Identify with Gateways
- Reopen Corridors
- Ease Parking
- Fill the Mills
- Reinforce the Neighborhood
- Improve Open Space
- Activate the Riverfront
- Design Sustainably

Ideas for Change

■ Group Participation

Commercial – Office

Commercial – Retail

Low Density Housing

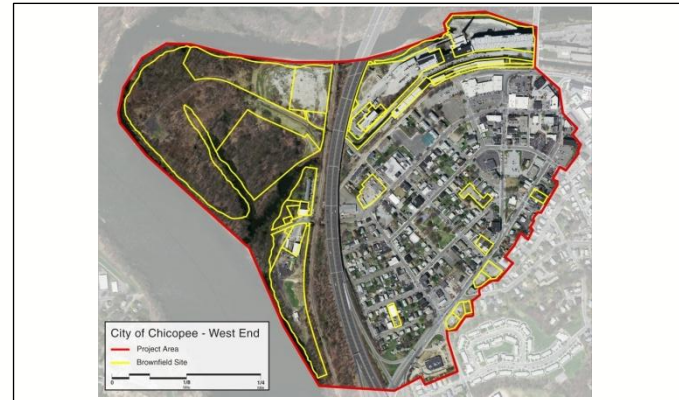
High Density Housing

Open Space

Industrial

Parking

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Report from Work Groups

- Reports
- Next Steps



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